(AKA LOT 7 QUAIL HEIGHTS PARKS S/D UNIT 1 UNREC)
COMM NW COR OF SW1/4, RUN S

ZHANG HENG/LU YA YIN
618 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

01-4S-16-02678-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

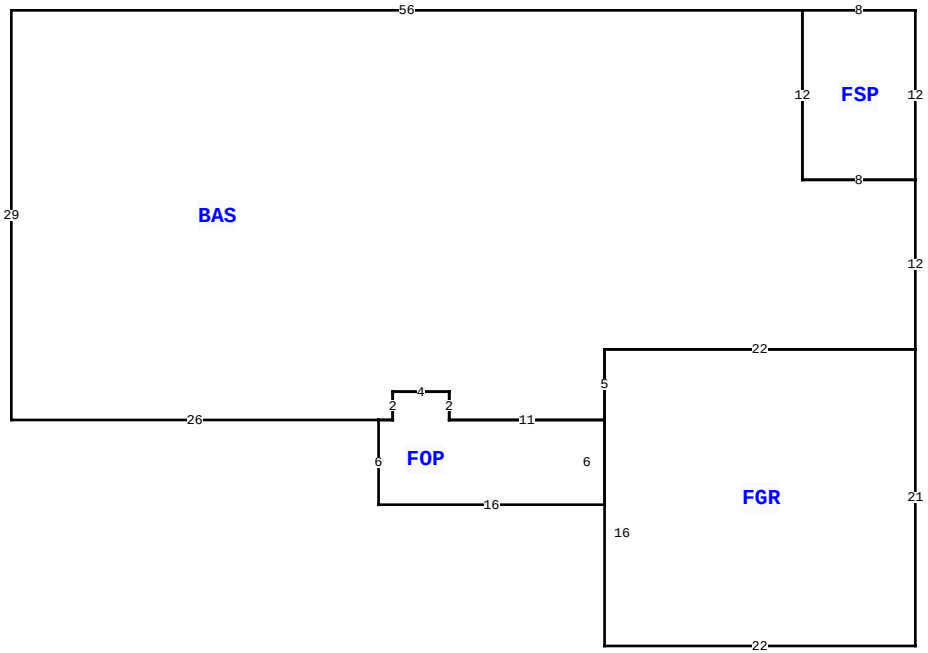
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100		1,642	140,207
FGR	462	55		254	21,689
FOP	104	30		31	2,647
FSP	96	40		38	3,245
TOTALS	2,304			1,965	167,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	112.5040	123.75	243,169	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2023 Heated Area: 1642 HX Base Yr



517 SW QUAIL HEIGHTS TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 MLU
INC DATE | AG DATE

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1,528.00	UT	1.50	1.50	100	0	0	3	100	2,292	
2	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100	1994	1994	3	100	480	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,787
TOTAL MARKET OB/XF VALUE	4,422
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	197,209
SOH/AGL Deduction	0
ASSESSED VALUE	197,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,209
TOTAL JUST VALUE	197,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0181	6/13/2016	WD	Q	I	01	125,000
GRANTOR: STEPHANIE BAKER-ESTRE						
GRANTEE: HENG ZHANG & YA YUN						
1246/2303	12/14/2012	WD	Q	I	01	110,000
GRANTOR: RICHARD L MCELHANEY E						
GRANTEE: STEPHANIE BAKER-EST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S29 E26 FOP= S6 E16N6 W11 N2 W4 S2 W1$ E1 N2 E4 S2 E11 FGR= S16 E22 N21 W22 S5$ N5 E22 N12 FSP= N12 W8 S12 E8$ W8 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,422

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS